The AA Submittal-PR-2024-010369-SI-2024-00699, qualifies as a Minor Amendment under Section 6-4(Y)(2), and Section 6-4(Z)(1) of the IDO. Please see the responses below to the requirements of Section 6-4(Y)(2), which should apply to the requirements of Section 6-4(Z)(1) as well.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

The Park Square property was built between the late 1980’s and early 1990’s, under different ownership. The current project is intended to give Park Square a facelift to bring it into the 21st century, and provide for a food hall on the property, within the existing buildings and courtyards, without making any significant changes to the layout of the property.

1. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

With the exception of Park Square Drive, which is being narrowed slightly to accommodate additional parking, the project does not make any significant layout changes to the property. The “layout” of Park square Drive does not change, the drive lane is just narrowed slightly. The rest of the improvements are either cosmetic in nature, or are minor tweaks to existing layouts to improve the look and functionality of the property. The existing concrete will be replaced with new concrete and pavers, the existing lighting will be replaced with updated lighting, and the existing landscaping will be replaced with new, updated landscaping.

1. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

No landscaped areas are being removed in this project. The old landscaping is being redone, and the 30-year-old irrigation system is being replaced with a new system.

1. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

The overall layout of the property is not changing from its current form. Exits and entrances to the property remain in the same locations, and the project does not change the layout of any of the buildings on the site.

1. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

This is a mixed-use zone, and there are no residential units located on the property.

1. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

This project will update the old, outdated retail facades in the Northeast corner of the property, on Tract 1-A-1. These are strictly cosmetic updates. The project will add architectural screening to the Parking garage to improve the aesthetic appearance of the garages, which is also a cosmetic upgrade and has no effect on the structure of the garage.

1. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and Part 14-16-6: Administration and Enforcement 6-4(Y): Amendments of Approvals 6-4: General Procedures 6-4(Y)(2): Minor Amendments Integrated Development Ordinance 2022 IDO ANNUAL UPDATE – EFFECTIVE DRAFT JULY 2023 City of Albuquerque, New Mexico Page 443 buffering effect of landscaping as viewed from adjacent streets and public areas.

This project will not reduce or relocate any of the landscaped areas.

1. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

This project does not change the existing layout of the property significantly. It does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

1. The amendment does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.

This project does not require major public infrastructure. The access to the property is not being changed. A traffic impact study was done as part of a TCL approval process. The aforementioned TCL has already been approved.

1. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

The amendment does not change any specific conditions attached to the previous development permit.

1. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

This property is not located within any of the Overlay Zones listed in 14-16-3 of the IDO.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

The existing land use on the property is not changing.

13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

This amendment does not expand a nonconformity. It involves very minimal layout changes and the rest of the changes are cosmetic in nature.